

MINUTES  
TOWN OF GROTON  
HISTORIC DISTRICT COMMISSION  
APRIL 16, 2013 - 7:00 P.M.  
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: Kimenker  
Alternates Present: Brady, Brewer  
Absent: Moriarty, Somers, Everett  
Staff: Quinn, Galetta

Commissioner Kimenker called the meeting to order at 7:00 p.m.

MOTION: To nominate Kimenker as chairman pro tem

Motion made by Brady, seconded by Brewer, so voted unanimously.

Chairperson Kimenker sat Brady for Moriarty and Brewer for Everett. Brady read the Call of the Hearing.

MOTION: To waive the reading of the hearing procedure.

Motion made by Brewer, seconded by Brady, so voted unanimously.

I. PUBLIC HEARINGS

HDC 13-07 – 19 Elm Street; Denise Armstrong, owner/applicant; Install shed. PIN #261918217142 – Continued

Denise Armstrong, owner of 19 Elm Street, presented to the Commission to propose the installation of a shed on her property, which is located at the corner of Burrows Street and Elm Street near the Mystic-Noank Library and the Spicer House. The shed size is 8' x 12' and it will be placed at the corner of the yard behind the garage where it will be a distant view from the street. It will be visible from Elm Street but will not be seen from Burrows Street. The shed is wooden with wooden trim, asphalt shingles, aluminum window and no shutters. The applicant plans to paint it the same color as the house. The Commission determined that the shed will be tucked well back into the interior of the yard and that they have no jurisdiction over the color it is painted.

The following exhibits were presented:

- Photographs
- Shed design and materials
- Plot plan

Kimenker asked for comments in favor or against and there were none. The public hearing was closed at 7:15 p.m.

HDC 13-09 – 3 Water Street; Bank Square Realty LTD, owner; Amy Rubin, applicant; Signage. PIN #261918308790

No applicant or agent was in attendance for the hearing.

HDC 13-10 – 245 High Street; Wayne Dailey, owner/applicant; Add pediments, window, and shed. PIN #261918321028

Leslie Sandin, owner of 245 High Street, presented to the Commission for her husband Wayne Dailey. They are proposing the installation of an 8' x 12' shed, the installation of a window on the second floor, and the addition of pediments on the front and rear of the house. The property is at the corner of Godfrey Street and High Street. The pediments will be 4" cedar. The existing pediment on the front of the house will be changed from the original design, but it is badly deteriorated. An architect has designed an appropriate pediment that will replace the existing one and be added to the rear of the structure. The applicant also wants to add a window to the second floor to provide more light to an internal staircase. The window is divided lite, two over two, with external muntions to match existing windows. The applicant is also requesting to add an 8' x 12' garden shed. The proposed shed has cedar shingles on front and back with board and batten sides. The gable end will have a double door facing Godfrey Street. The Commission felt it would be more congruent to shingle the entire shed with cedar; or, side the front with cedar and the leave the remaining three sides board and batten. The applicant agreed and the shed details were modified to reflect the change.

The following exhibits were presented:

- Photographs
- Plot plan
- Shed design and details
- Elevation drawings

Kiminker asked for comments in favor or against and there were none. The public hearing was closed at 7:29 p.m.

HDC 13-11 – 368 Noank Road; Sally McGee, owner/applicant; Replace door. PIN #261805271647

The applicant is not available to attend the hearing and requested a continuation.

HDC 13-12 – 27 Gravel Street; Michael Sarasin, owner/applicant; Install wrought iron chain, posts, & gate. PIN #261918422097

Michael Sarasin presented to the Commission to propose the installation of a wrought iron chain with posts and gates on his property at 27 Gravel Street. He plans to put them on the water side as well as the house side. The posts for the chains will be 2 ½" square, 36" high, steel painted black to look like wrought iron. Posts for the gates will be 4" square and 38" high. The chain will be welded to the posts. Two metal gates one at each side of the street will replicate a gate which was on the property in the 1800's.

The following exhibits were presented:

- Photographs
- Plot plan
- Post design

Kiminker asked for comments in favor or against and there were none. The public hearing was closed at 7:37 p.m.

The public hearing portion of the meeting was closed at 7:39 p.m.

## II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 13-07 – 19 Elm Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brady, seconded by Brewer, so voted unanimously. Issued Certificate of Appropriateness #1887.

HDC 13-09 – 3 Water Street

MOTION: To continue to next regularly scheduled public hearing.

Motion made by Brady, seconded by Brewer, so voted unanimously.

HDC 13-10 – 245 High Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brewer, seconded by Brady, so voted unanimously. Issued Certificate of Appropriateness #1888.

HDC 13-11 – 368 Noank Road

MOTION: To continue to next regularly scheduled public hearing.

Motion made by Brewer, seconded by Brady, so voted unanimously.

HDC 13-12 – 27 Gravel Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brady, seconded by Brewer, so voted unanimously. Issued Certificate of Appropriateness #1889.

## III. PRE-APPLICATION HEARINGS

Harry Ferguson appeared before the Commission with his wife Susan Ferguson, owner of 390 High Street. The applicants would like to replace an existing cedar fence with a board on board cedar fence. The present fence is deteriorated and a part of it was destroyed during the recent tropical storm. It is currently a one sided fence made of one by four cedar boards with 1 ½" - 2" spacing and it is approximately 150 linear feet. They would like to replace it with a board on board type fence which will lend more privacy to the property. Additionally, they would like to increase the height of the fence to 5 ½'. The Commission felt that there are virtually no examples of solid fences right on the street in the historic district, particularly on the front side of a property. The applicants were made aware that not all of the Commission members are in favor of privacy fences, but if the existing fence is effectively matched as is it can be replaced as of right. Additionally, the applicants discussed a standby generator and a solid fence for the propane tanks associated with it. The Commission will not have jurisdiction unless the generator or tanks are viewed from the public way.

Michael Sarasin appeared before the Commission regarding a guest cottage on his property. It can be seen from the road at a distant view; however, an abutting property has a fence on it which blocks the view of the cottage from Clift Street. Staff noted that a fence is treated like a building in terms of view. The applicant is proposing the addition of shutters on the cottage to enhance the structure. The shutters will be decorative but not functional. Although the fence blocks a good deal of the view, the building falls within the purview of the Commission.

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES OF April 2, 2013

MOTION: To approve the minutes of April 2, 2013.

Motion made by Brady, seconded by Kimenker, so voted unanimously.

VI. OLD BUSINESS

Staff talked to Joe Murgio, the owner of 8 New London Road, regarding changes to the approved plan. The homeowner was unaware that the contractor had made field changes to the design. He will contact his contractor and have the items corrected.

VII. NEW BUSINESS - None

VIII. ADJOURNMENT

Motion to adjourn at 8:21 p.m. made by Kimenker, seconded by Brewer, so voted unanimously.

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Historic District Commission

Prepared by Lynda Galetta, Office Assistant II